



**City Council
Pre-Agenda Meeting
October 10, 2006
4:00 p.m.**

The regularly scheduled Pre-Agenda Meeting of the Trinity City Council was held on Tuesday, October 10, 2006 at Trinity City Hall, Trinity, NC 27370.

MEMBERS PRESENT: Mayor, Fran Andrews; Council members Karen Bridges, Phil Brown, Barry Lambeth, Bob Labonte, Dwight Meredith Edith Reddick, and Miles Talbert.

MEMBERS ABSENT: Council member Ewings

OTHERS PRESENT: City Manager Ann Bailie; City Attorney, Bob Wilhoit; City Planning/Zoning Code Enforcement Administrator, Adam Stumb; City Engineer, Randy McNeill; City Clerk/Finance Officer, Debbie Hinson; and other interested parties.

ITEM 1. Welcome

Mayor Andrews called the October 10, 2006 Regular Pre-Agenda Meeting of the Trinity City Council to order at 4:02 pm and welcomed everyone present.

ITEM II. Invocation

The invocation was given by Council member Lambeth.

After the invocation, Item D (Recycling Site) under Public Hearings was discussed next due to a conflict in schedules with Mr. Townsend, Randolph County Public Works.

ITEM IV. D. Recycling Site

Mr. Townsend advised Council that he was here to answer any questions Council members may have concerning this item. He discussed the presentation made to the Planning Board as well as the proposed location and the proposed driveway with ingress and egress from Mendenhall to a 40X 40 site. Mr. Townsend also discussed a similar site the county had located in Hillsville and advised Council the problems that existed at the Braxton Craven site did not exist at this site. It was Mr. Townsend's feeling that moving this site would eliminate the dumping problems that existed at the current site. He also advised Council the county was willing to put up a fence in an effort to prevent dumping if the city could get someone to open and close the gates to the site.

After a brief discussion concerning the abandonment procedures that would be used if the site was re-located, ***Council member Bridges made a motion to add this item to the October 17, 2006 Regularly Scheduled Meeting, seconded by Council member Meredith and approved unanimously.***

ITEM III. Hadley Park Briefing (representatives of developer K. Hovnanian)

Mr. Kevin Muldowney acquisition manager passed out packets to Council that included new maps showing his project with revisions. He discussed his project and revisions that had been made to the plan from original meeting in June. Mr. Muldowney discussed the decrease in density, increase in lot sizes that adjoined the Steeplegate Community, the location and point of ingress and egress of this proposed project, and concerns expressed by Steeplegate residents concerning the connections that would join the 2 communities.

There was discussion among Mr. Muldowney and Council members concerning the retention pond, design of the homes, materials that would be used in this development, responsibility of the streets in the proposed development,

price and size of the homes, and the proposed connections. Mr. Muldowney advised Council that his firm would adhere to the standards set by Council concerning the connections.

After further **discussion, motion to remove right of way by Council member Talbert, seconded by Council member Labonte.** Prior to the vote, there was further discussion between Manager Bailie and Council members concerning the proposed connections between this proposed development and the Steeplegate Subdivision. Manager Bailie discussed with Council reasons to keep the recommended rights of ways in this plan. She discussed traffic problems on Finch Farm Road that the residents of the Steeplegate community might have in 5 to 10 years from other developments, the proposed school, and the difficulty residents might have turning left onto Finch Farm Rd. She suggested that the residents might want access to the traffic light located at the Hadley Park entrance. She also cited safety issues with school buses making a left turn onto Finch Farm Road as well as concerns about emergency service access to Hadley Park with only one means of ingress/egress. It was her recommendation that the City should keep at a minimum for future use the rights for this right of way.

Attorney Wilhoit advised that changes should be made after the public hearing. Mayor Andrews advised members a motion was needed to put this item on the October 17, 2006 Regular Meeting Agenda. At that time any changes that Council wish to make can be made.

No action was taken on the previous motion made by Council member Talbert and seconded by Council member Labonte, therefore this motion died on the floor.

ITEM IV. Proposed items for the Oct. 17, 2006 Regular Meeting of the Trinity City Council

Public Hearings

1. Rezoning – Hadley Park (Z06-05CZ)

There was a brief discussion between Mr. Stumb and Council members concerning some of the abbreviations used in the project summary for Hadley Park.

Council member Labonte made a motion to add this item to the October 17, 2006 Regular Meeting Agenda, seconded by Council member Brown and approved unanimously by all Council members present.

2. Public Hearing: Zoning Ordinance Text Amendments

A. School Height

Motion by Council member Brown to add this item to the October 17, 2006 Regular Meeting Agenda, second by Council member Talbert and approved unanimously by all Council members present.

B. Conditional Zoning Site Plans

Mr. Stumb advised Council members the text amendments recommended by Staff and Planning and Zoning would require that a site plan with site specific conditions be submitted with conditional rezoning requests.

Council members discussed the need to require submission of the location of streets approved by NCDOT, and traffic analysis. After discussion, Mr. Stumb and Manager Bailie advised Council that they would include ***language concerning the requirement of a traffic impact study, analysis, or some type of letter or correspondence from NCDOT indicating the proposed developer has made contact concerning street locations.***

Motion by Council member Bridges to add this item with the additional language as discussed concerning street location to be included to the October 17, 2006 Regular Meeting, seconded by Council member Labonte, and approved unanimously by all Council members present.

C. Metes and Bounds Description

Mr. Stumb advised Council members these text amendments were recommended by Staff and Planning and Zoning. They would require a metes and bounds description of the area proposed to be rezoned when that area does not follow boundary lines.

Motion by Council member Bridges to add this item to the October 17, 2006 Regular Scheduled Council Meeting, seconded by Council member Reddick and approved unanimously.

D. Recycling Site

This item was discussed earlier as noted above.

3. Special Use Permit-Recycling Site. Case # SPU06-04

This text amendment would amend the table of permitted uses to allow a recycling convenience site in certain zoning districts and under certain conditions including issuance of a Special Use Permit.

Council discussed the possibility of fencing the proposed site and the costs associated with the fencing, the dumping problems at the current site, and the likelihood that these problems would occur at the proposed new site location.

Manager Bailie advised Council that one of the suggestions was that this new location be tried for 6 months and if the same problems occurred then the site could be closed. After further discussion, ***motion by Council member Lambeth to add to this item to the October 17, 2006 Regularly Scheduled Council Meeting, seconded by Council member Talbert and approved 6 to 1 with Council member Bridges voting nay.***

Consent Agenda

- 4. Consideration of minutes: Sept. 12, 2006 Pre-agenda Meeting**
- 5. Consideration of minutes: Sept. 19, 2006 Regular City Council Meeting**
- 6. Consideration of minutes: Sept. 28, 2006 Special City Council Meeting**
- 7. Interlocal Agreement for Stormwater Education**

Motion by Council member Bridges to add the Consent Agenda items 4 through 7 to the October 17, 2006 Regularly Scheduled Council Meeting, seconded by Council member Labonte and approved unanimously by all Council members present.

- 8. Resolution authorizing LGC to sell bond anticipation notes in the amount of \$1,824,000 for Phase 2 sewer**

After a brief discussion concerning items listed on the Consent Agenda, ***motion by Council member Talbert to remove # 8 Resolution authorizing LGC to sell bond anticipation notes in the amount of \$1,824,000 for Phase 2 sewer from the Consent Agenda and list as a separate line item on the October 17, 2006 Regularly Scheduled Council Meeting, seconded by Council member Brown, and approved unanimously by all Council members present.***

Unfinished Business

None

New Business

- 9. Quarterly Financial Reports (Finance Officer Debbie Hinson)**

Motion by Council member Talbert to add this item to the October 17, 2006 Regularly Scheduled Council Meeting, seconded by Council member Labonte and approved unanimously by all Council members present.

- 10. Consider requesting DOT to reduce 55 mph speed limit on NC Hwy. 62 to 45 MPH (Council Member Karen Bridges)**

Council member Bridges discussed the section of NC Highway 62 on which the 55 MPH speed limit was posted. She discussed Council's reasons for passing Ordinances that involved this section with the 55 mph speed limit. The Ordinances concerning the speed limit were passed in order to allow the North Carolina Highway Patrol the ability to enforce the speed limit on this section of the highway. She discussed earlier desires of the Council to have the speed limit on this section of NC Highway 62 reduced to 45. Other Council members discussed Council's earlier attempts to have this speed limit lowered with no success. After further discussion, ***Motion by Council member Lambeth to add this item to the October 17, 2006 Regularly Scheduled Council Meeting, seconded by Council member Brown and approved unanimously by all Council members present.***

- 11. Wastewater Projects Update (Randy McNeill, Davis-Martin-Powell & Assoc.)**

Mr. McNeill advised Council members the Phase 2 Project had been approved by all of the necessary agencies and the contract has been sent to the contractor for execution. We will be having a pre-construction meeting prior to the end of the month.

The Colonial Heights Project is complete except for activation of the control monitoring device by Thomasville's Control System. We must wait for Thomasville to get their programming changed to accept this signal.

Motion by Council member Meredith to add this item to the October 17, 2006 Regularly Scheduled Council Meeting, seconded by Council member Talbert and approved unanimously by all Council members present.

Work Session/Discussion Items

ITEM V. Morris Rd. Annexation Briefing (Ann and Randy)

Manager Bailie began the discussion by explaining the time line associated with this project. Mr. Jones the contact for this group has asked that they be allowed to meet informally with the Planning/Zoning Board to discuss with them what they would like to do with their project. This has been tentatively scheduled for the October Planning/Zoning Meeting. This will mean the earliest this proposal would be presented to Council would be in December.

Mr. McNeill discussed the map that showed areas both inside and outside the City Limits that can be served by public sewer if a pump station is installed at Morris Road.

He advised Council the City has a 120 day hold on the contract for this work as a minimum or until mid January in which the contractor is guaranteeing their prices. We could install this pump station as part of Phase 2 project or consider elimination if the Morris Road Pump station is installed. This pump station could serve 590 acres inside the City Limits and 472 acres located outside the City. There are 275 parcels of land inside the city limits and 50 outside the City Limits. There are actually 205 homes inside the City Limits that could be served by future extensions and 35 homes located outside that could be served with future extensions.

Option 1- If this annexation does not occur and the city does this on their own the total cost of extending mains to Shannon Drive, Red Fox Road area, and Evergreen Subdivision including the pump station at Morris Road but not including the costs of service taps will be approximately \$4,710,000.00.

Option 2 – This considers this proposed annexation is accepted and represents the cost of extending mains to the same areas after the Morris Road property pump station, forcemain, and outfalls are installed. The cost for this is \$2,975,000.00 and represents a savings of \$1,735,000.00.

The cost difference between these two costs of \$1,735,000 is the overall budget for constructing the Morris Road Pump Station, forcemain, and gravity outfall extensions that would eliminate the need for the Phase 2 Welborn Road Pump Station and extend an outfall through the Morris Road property that can be further extended to eliminate the need for the Phase 3 pump station.

Mr. McNeill discussed the total anticipated costs for each project as well as the anticipated partial project cost relating to upsizes through the Sumner property. Part 1 of this would cost \$1,385,000 plus an upsize cost of \$130,000.00. The second part of this project would be incurred as the developer needed to develop the property or when the City needed to construct the Phase 3 project next year. The line would need to be extended through the property. The cost for this is \$350,000.00 plus \$64,000.00 upsize costs. Anticipated long term sewer system benefits from 600 homes on the Morris Road property would produce 34% of the revenue needed to pay the annual loan payment to Thomasville.

A total of \$665,000.00 would be eliminated from Phase 2 and Phase 3 projects if the Morris Road Pump Station, forcemain and outfall are installed as a part of the Morris Road property. In order to abandon the planned Phase 3 pump station, a sewer outfall to extend beyond the Sumner property will be necessary. The cost of this extension will be approximately \$310,000. Adding the \$310,000 City outfall extension cost to the upsize cost of \$194,000 as discussed earlier totals \$504,000 and is less than the cost of construction of the Phase 2 and Phase 3 pump stations at a cost of \$665,000 or a net savings of \$161,000 by the City.

Council members and Mr. McNeill discussed the Future Long Range Plan and the decrease in density that was planned for this area and the fact that this area does not call for R-12 Zoning. Manager Bailie advised Council the developer was aware of the current density allowed and that Council would make the decision whether to increase the density in this area. There was discussion between Council members and Manager Bailie concerning the need to decide the zoning and the annexation together since this would have an affect on the developers decision to proceed with the annexation request.

There was discussion between Council member Bridges and Mr. McNeill concerning this development and if Mr. McNeill's firm was representing the persons requesting this annexation. Mr. McNeill advised Council that his firm was representing persons involved in the request for this annexation.

Manager Bailie advised the Council the Clerk had investigated and certified the sufficiency of the petition for annexation. If this moves forward and it is Council's desire to proceed, the next step will be for Council to set a Public Hearing. This will be on the November Agenda.

ITEM VI. Addendum to Archdale/Trinity Interlocal Agreement for Wastewater Services

Manager Bailie discussed the request for an increase in capacity to serve areas around the CDBG Service Area. The City Council of the City of Archdale has agreed to increase the capacity and allow the additional homes as requested. However, Mr. McNeill and I have some questions that we would like to address. I would like your permission to consider some other issues and bring a draft letter of response to you for your approval before returning this to the City of Archdale.

It was the consensus of Council for Manager Bailie to proceed per her request.

ITEM VII. Unofficial Sign/Building Materials standards in Highway Commercial zoning district

Mayor Andrews discussed the Special Called Meeting and the instructions given to Manager Bailie concerning these items.

Council members discussed the importance and need to be careful concerning the regulation of signs.

After further discussion, Manager Bailie asked Council how they would like to proceed with this issue.

Motion by Council member Bridges that the information regarding this item be sent to the Planning/Zoning Board for review, seconded by Council member Labonte and approved unanimously by all Council members present.

ITEM VIII. Thoroughfare Overlay

There was considerable discussion concerning Council's desire to proceed with the Thoroughfare Overlay at this time and how the Zoning Ordinance could be used to incorporate the same changes as proposed in the Thoroughfare Overlay. Manager Bailie discussed with Council a key point brought out by Council member Lambeth concerning how applying these changes through the Zoning Ordinance would affect the entire city in comparison to only a designated area in the Thoroughfare Overlay.

Council members and Manager Bailie discussed the Land Use Plan and its use for the City.

After further discussion, *Council member Meredith made a motion that discussion on the Thoroughfare Overlay be discontinued until further advised by Council, seconded by Council member Talbert and approved 5 to 2 with Council members Bridges and Lambeth voting nay.*

Closing Business

ITEM IX. Business from Mayor and Council

Mayor

Abandoned Buildings

Mayor Andrews discussed her concern about abandoned buildings located inside the City. We can declare buildings like this a Public Nuisance and proceed with under the Public Nuisance Law requesting that the homes be removed from the premises.

Manager Bailie advised Council that the staff could institute proceedings if Council desired to proceed.

After discussion, Council gave staff the authorization to proceed as discussed for the house located on Highway 62 as well as the house on the corner of Red Fox and Carriage House Circle.

Randolph County Deputy

Mayor Andrews advised Council that the deputy will begin on Monday, October 16, 2006 and will attend our Council meeting on Tuesday, October 17, 2006.

Council member Reddick

Council member Reddick discussed the need for Council to have sufficient time to review bid information and asked that any bids taken be placed in Council's Agenda Packet in the future.

ITEM X. Business from City Manager

Christmas in Trinity

This event will be held on Thursday December 21, 2006 from 5:30 to 7:30 at Trinity Senior High School. The supper menu at this time is pizza, salad, and dessert.

Land Development Plan Committee

This committee has approved the plan and map and are forwarding them to the Planning/Zoning Board and City Council recommending approval. I will be sending letters to anyone who was not at the last meeting explaining what has happened and offer them the option for specific comments that they would like included in the recommendation.

ITEM XI Adjournment

With no further business to discuss, Council member Reddick made a motion to adjourn the October 10, 2006 Pre-Agenda Meeting at 6:14 pm, seconded by Council member Meredith and approved unanimously.

These minutes were approved as written by the Trinity City Council at their November 21, 2006 Regularly Scheduled Meeting upon motion of Council member Talbert, seconded by Council member Meredith and approved unanimously by all Council members present.